

DOCUMENT
NO. 5267
ADOPTED 1/25/90

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF STEPHEN M./JACQUELINE M. CHAISSON
AND DAVID M. WHELAN
DISPOSITION PARCEL R-33
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, STEPHEN M./JACQUELINE M. CHAISSON and DAVID M. WHELAN expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel R-33 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That STEPHEN M. JACQUELINE M. CHAISSON and DAVID M. WHELAN be and hereby are tentatively designated as Redeveloper of Disposition Parcel R-33 in the Charlestown Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposition transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosures and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within ninety (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development schedule.

2. That disposal of Parcel R-33 by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, included information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004)."

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JAMES SULLIVAN, PROJECT MANAGER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: PARCEL R-33, CHARLESTOWN URBAN RENEWAL AREA
MA PROJECT R-55, 20-26 BUNKER HILL STREET, CHARLESTOWN
TENTATIVE DESIGNATION OF REDEVELOPER

EXECUTIVE

SUMMARY: MEMORANDUM REQUESTS TENTATIVE DESIGNATION OF STEPHEN M./JACQUELINE M. CHAISSON AND DAVID M. WHELAN AS REDEVELOPERS OF PARCEL R-33 A VACANT 5,970 SQUARE FOOT PARCEL LOCATED AT 20-26 BUNKER HILL STREET IN THE CHARLESTON URBAN RENEWAL AREA.

On October 28, 1988 the Boston Redevelopment Authority Board authorized advertisement of Parcel R-33 a vacant 5,970 square foot parcel located at 20-26 Bunker Hill Street, in the Charlestown Urban Renewal Area. The Request for Proposals (RFP) was reviewed by the Charlestown Neighborhood Council without objections. The parcel was advertised in the Charlestown Patriot and Boston Herald. On January 30, 1989 the advertisement closed, and only one proponent submitted a proposal.

Stephen M./Jacqueline M. Chaisson, 44A Pleasant Street and David M. Whelan, 3 Forest Place, Charlestown submitted a proposal for a modular duplex. Each unit consists of three bedrooms, one and one-half baths, living room, dining room, kitchen and full basement. Four parking spaces with two assigned to each unit are located on the parcel. The units are configured side by side. The design is a contemporary two and one-half story colonial duplex. The duplex is faced with clapboard and has a pitched asphalt shingled roof. Mr. William Lamb, a Charlestown architect, has provided the adaptations to the modular design which create a well designed home that blends with this Charlestown neighborhood. The estimated construction cost is \$143,653.

Authority staff has reviewed the proposal and found it in keeping with the character of the neighborhood. The proposal has gained community support as indicated by the enclosed letters.

It is therefore recommended that Stephen M./Jacqueline M. Chaisson, 44A Pleasant Street, Charlestown and David M. Whelan, 3 Forest Place, Charlestown be granted Tentative Designation as redevelopers of Parcel R-33, 20-26 Bunker Hill Street, in the Charlestown Urban Renewal Area.

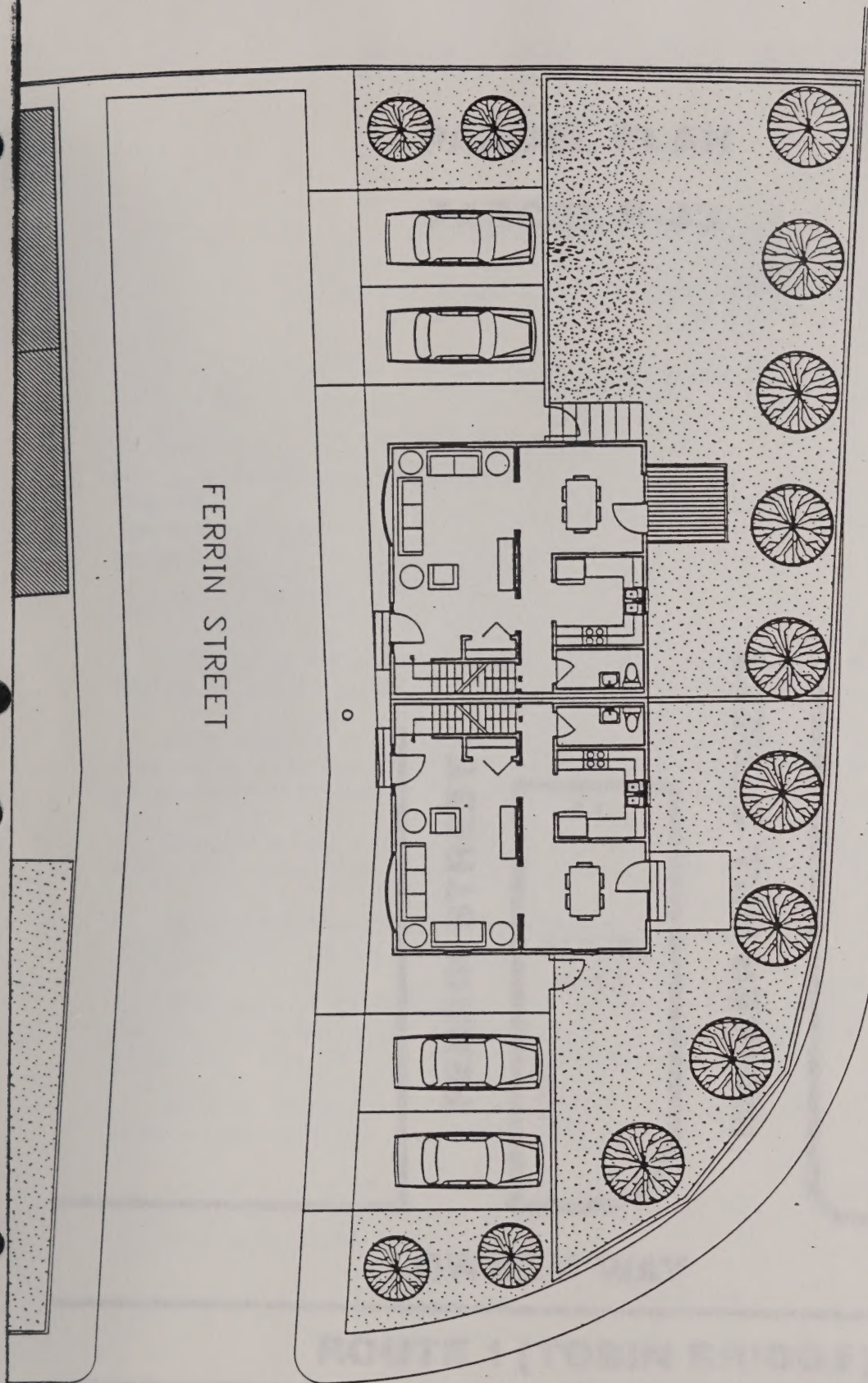
AN APPROPRIATE VOTE FOLLOWS:

BUNKER HILL STREET

SITE PLAN
SCALE 1/8" = 1'-0"

FERRIN STREET

LOWNEY WAY



PROPOSAL
FOR PARCEL R-33
STEPHEN R. CHASSON
CHARLESTOWN, MASSACHUSETTS

DATE: 20 JANUARY 1988
SCALE: AS NOTED
REVISION:

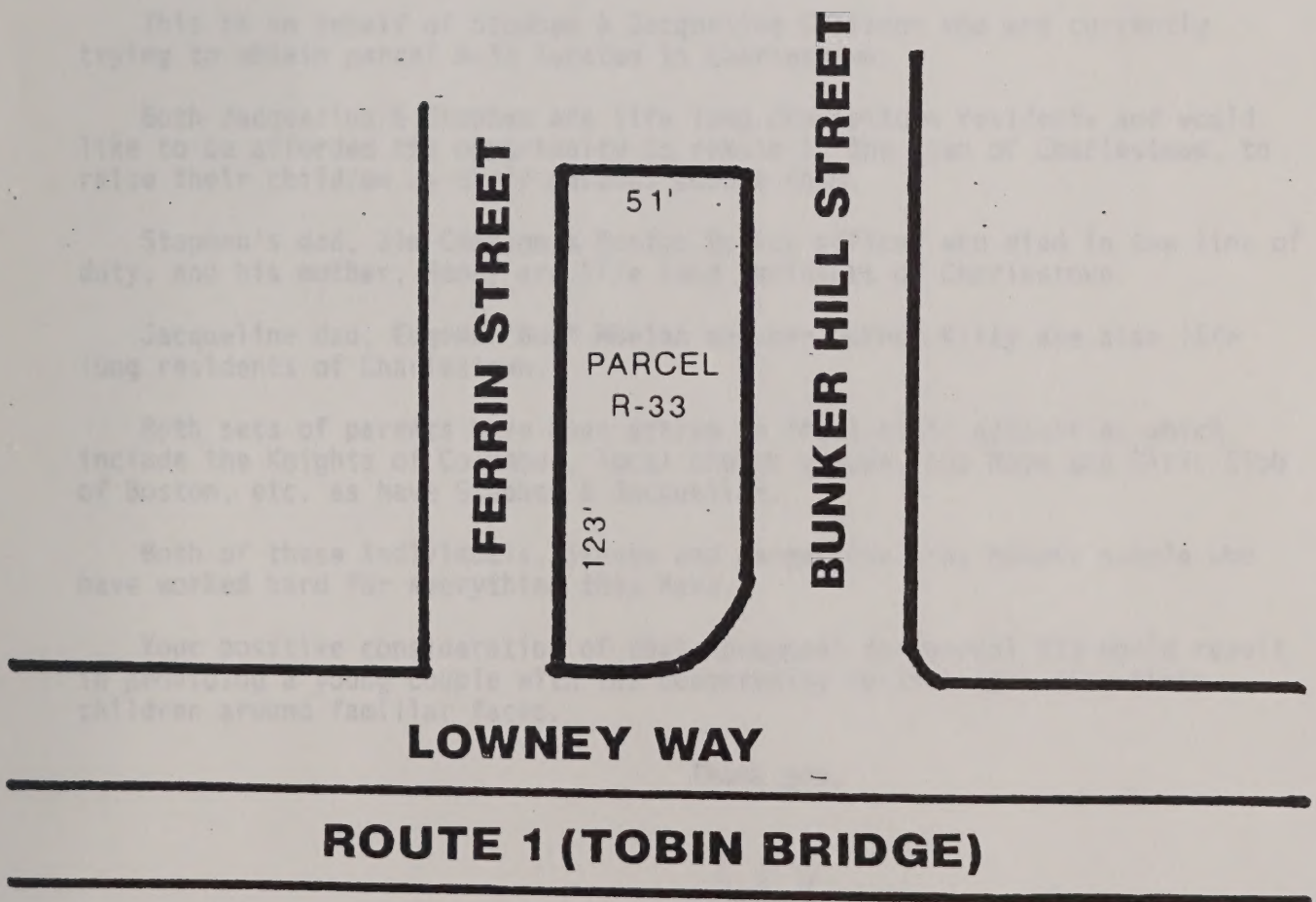
MASSACHUSETTS
REGISTERED ARCHITECT
STEPHEN R. CHASSON
100-1000

FLOOR PLANS
SHEET NO.

BOOK A

PARCEL PLAN

PARCEL R-33



DRAWING NOT TO SCALE

Bunker Hill Council No. 62



Knights of Columbus

75 West School Street, Charlestown, Mass. 02129

December 21, 1989

Boston Redevelopment Authority
City Hall
Government Center
Boston, Mass

Dear Sirs,

This is on behalf of Stephen & Jacqueline Chaisson who are currently trying to obtain parcel R-33 located in Charlestown.

Both Jacqueline & Stephen are life long Charlestown residents and would like to be afforded the opportunity to remain in the town of Charlestown, to raise their children as their parents before them.

Stephen's dad, Jim Chasson a Boston Police officer who died in the line of duty, and his mother, Honey are life long residents of Charlestown.

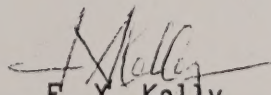
Jacqueline dad, Eugene "Bud" Whelan and her mother Kitty are also life long residents of Charlestown.

Both sets of parents have been active in local civic activities which include the Knights of Columbus, local church groups, the Boys and Girls Club of Boston, etc. as have Stephen & Jacqueline.

Both of these individuals, Steven and Jacqueline are, honest people who have worked hard for everything they have.

Your positive consideration of their proposal for parcel R33 would result in providing a young couple with the opportunity to live and raise their children around familiar faces.

Thank you,


F. X. Kelly
Secretary/Treasure

Charlestown

Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall
City Hall Plaza
Boston, MA 02101

Neighborhood Council

26 Mt. Vernon Street

Charlestown, MA 02129

January 11, 1980

Dear Director Coyle

I am writing you concerning the pending designation for the development of parcel R-33 in Charlestown. As you know I am a strong advocate of home ownership opportunities for Charlestown residents. I heartily endorse the proposal submitted by Stephen M. Chalson, Jacqueline M. Chalson and David M. Whelan.

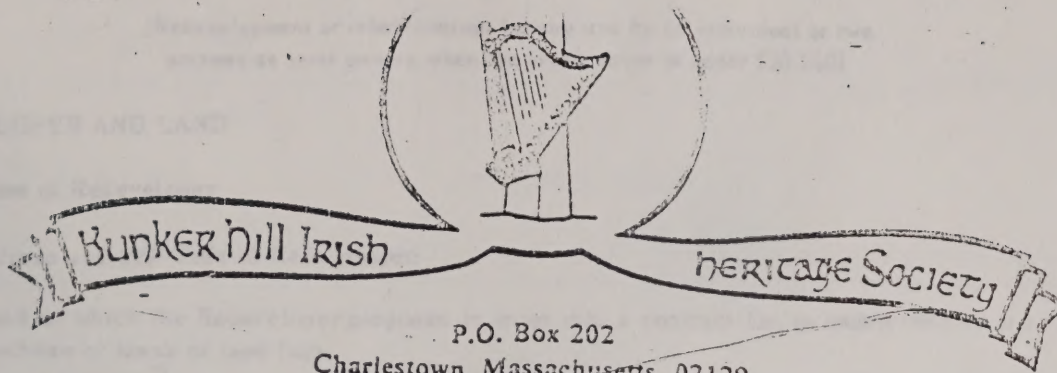
I have been informed, by Charlestown BRA staff, that the design and scope is appropriate for the site.

The above named residents are well known and respected in the community of Charlestown. They are active and concerned about community issues. They are valuable assets in the "Town" and I would strongly urge the BRA Board to approve their application and proposal for parcel R-33 so that they may continue to live in and work for the Charlestown community.

Sincerely

Dennis McLaughlin

Dennis McLaughlin, Chairman
Charlestown Neighborhood Council



January 12, 1990

Boston Redevelopment Authority
Boston City Hall
City Hall Plaza
Boston, MA 02101

I am writing this letter in support for Stephen M. and Jacqueline M. Chaisson in there quest to obtain parcel R-33.

Both are active people in the Charlestown community. Stephen works with the youth in the Charlestown Youth Hockey Program and Jacqueline is very active with Mrs. Edna Kelly in the Bunker Hill Day Doll Carriage Parade that is rapidly becoming one of the "highlight" events of Charlestown Pride Week.

Both of their parents are lifelong residents of the community and they desire to follow in the same tradition for their family.

Sincerely,

Mrs. Grace Campbell
Mrs. Grace Campbell
Secretary
Bunker Hill Irish Heritage Society

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:
- b. Address and ZIP Code of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

Charlestown Urban Renewal Moss Project R-55
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MASS
is described as follows:²

A parcel of land approximately 5,970 sq ft, located at 20 to 26 Bunker Hill St in Charlestown. The parcel is bordered by FERRIS ST to the West, Loring Way to the South, Bunker Hill St. to the East, and the Kent School to the North.

3. State the reuse value \$ unknown

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

1. State the Redeveloper's estimates, exclusive of payment for the land, for:
 - a. Total cost of the residential redevelopment... 143,653.00 \$
 - b. Cost per dwelling unit of the residential redevelopment 71,826.50 \$
 - c. Total cost of the residential rehabilitation... \$
 - d. Cost per dwelling unit of the residential rehabilitation... \$
2. a. If the proposed redevelopment or rehabilitation is for more than one dwelling unit, state the Redeveloper's estimate of the monthly rental (if to be rented) or average sale price (if to be sold) of the dwelling units involved:

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED
MONTHLY RENTAL
\$

ESTIMATED
SALE PRICE

Duplex - Medium

\$ 81,900.00
+ half land

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.
² Any convenient means of identifying the land (such as block and lot numbers of street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- b. ^{Develon - Person T} State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:
BOSTON GAS CO - GAS FIRED FHW HEATING : HOT POTABLE WATER
SUPPLY PERSONS
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:
BOSTON ELECTRIC CO - 200 AMP 220/110V A.C. ELECTRICAL SUPPLY 72 UNIT.

CERTIFICATION

I (We) ^{David M. Wheeler}
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: June 20, 1963

Dated: _____

David M. Wheeler
Signature

Signature

Title

Title

3 Fawcett Pl. Chestnut Hill
Address and ZIP Code : 02124

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(Redevelopment or rehabilitation for any use by an individual or two persons as joint owners when the reuse value is under \$30,000)

(For confidential official use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested.)

1. a. Name of Redeveloper: STEPHEN M. CHASSIN. David M. WHELAN

b. Address and ZIP Code of Redeveloper: 3 Forest Pl.

Charlestown, Mass 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area MA Proj R-55

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts.

is described as follows:

A parcel of land approximately 5,970 sq ft located at 20-26 Bunker Hill St in Charlestown. The parcel is bordered by Ferris St to the West, Lounney way to the South, Bunker Hill St to the East and the Kent School to the North.

3. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

4. Sources and amount of cash available to the Redeveloper to meet equity requirements of the proposed undertaking, and creditors of the Redeveloper:

a. In banks:

NAME, ADDRESS AND ZIP CODE OF BANK

AMOUNT

Bank of New England
Hyphenated Ave.
Charlestown, Mass 02129

\$ 40,000.00

b. By loans from other:

NAME, ADDRESS AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

\$

MORTGAGES OR LIENS

\$

d. List of creditors to whom \$100 or more is owed

AMOUNT OWED

\$

Mass Higher Education Corp.

9,000.00

Filenes

250.00

Judson Mason Co.

200.00

LEAD TAILOR

150.00

5. Names, addresses and ZIP Codes of bank references.

Bank of New England

Rutherford Ave.

Dorchester Mass. 02124

Boston Edison Credit Union

800 Boylston St

Boston Mass.

6. Has the Redeveloper been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

If Yes, give date, place, and under what name.

☐ YES

☒ NO

7. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency, who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES

☒ NO

If Yes, explain.

CERTIFICATION

I (We) David M. Wheeler

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: June 21, 1989

Dated: _____

David M. Wheeler
Signature

Signature

Title

Title

3 Forest Ave. Dorchester Mass.
Address and ZIP Code 02124

Address and ZIP Code

¹ If the Redeveloper consists of two or more persons jointly (including tenants by the entirety), this statement must be signed by each of them.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement, or entry in a matter within the jurisdiction of any Department of the United States.

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2)

1. Name and address of developer: DAVID M. UHRE
3 FIRST PL. Charleston, N.C. 29320

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

Yes: _____ No: ☒ _____

If yes, explain: _____

3a. The financial condition of the developer, as of June 22, 1989 is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

3b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In-banks:

Name, address, and zip code of bank

Amount

Bank of New England

\$40,000.00.

Rutherford Ave.

Chapetown, Mass. 02129

b. By loans from affiliated or associated corporations of firms:

Name, address and zip code of source

Amount

\$ _____

c. By sale of readily salable asset

Description

Market Value

Mortgage or Liens

\$

\$ _____

6. Name and addresses of bank references:

Barrel + New EnglandRutherford ST

Chonistoma liss.

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: No: ☒

If yes, give the date, place and under what name.

- 8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

- 8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

RAHMAN BUILDER - CONTEMPORARY HOMES

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract:

Yes: _____ No: _____

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work:

- d. Construction contractors or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount

Date to be
Completed

\$ _____

- e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency

Amount

Date Opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3)) are attached hereto and hereby made a part hereof as follows:

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

None

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

None

CERTIFICATION

I/We, Daniel W. Leland, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

June 29, 1999

Dated

Dated

Daniel W. Leland
Signature

Signature

Address and Zip Code

Address and Zip Code

3 Forest Pl

Christiansburg, N.C. 22124

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).

No

3. Have any of the principals previously owned any real estate? If so, where and what type of property?

No

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

No

6. Have any of the principals ~~been convicted of~~ violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

26th Day of June, 1989

SIGNATURE: Diana M. Wilson

ADDRESS: 3 Fairview Pl

Chardon, MA 02134

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: 20-26 Bunker Hill ST Chestnut Hill
- (2) Grantor or Lessor: City of Boston
- (3) Grantee or Lessee: Boston Redevelopment Authority
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Stephen M. Chrissom 44 Pleasant St Chestnut Hill
MA 02122

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Stephen M. Chrissom

Date: June 26, 1999

§ 40J. Disclosure statements of persons having beneficial interest in real property.

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement shall be valid and no payment shall be made to the lessor or seller of such property unless a statement signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten percent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the Commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The Deputy Commissioner shall notify the State Ethics Commission of such names, and shall make copies of any and all disclosure statements received available to the State Ethics Commission upon request.

The Deputy Commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St. 1980, c. 579, §12

1980 enactment - St. 1980 c. 579, §12, was approved July 16, 1980, and by §66 made effective July 1, 1981. See also note under §39A of this chapter.

Library References States 89. C.J.S §§ 145.149.150.

NON-DISCRIMINATION AND AFFIRMATIVE MARKETING STATEMENT

As a condition of receiving BRA-controlled funds, land or other benefits, I, David W. Jackson agree not to discriminate or permit discrimination, upon the basis of race, color, religious creed, marital status, sex, age, ancestry, sexual preference, military status, handicap, children, national origin or source of income in the lease, rental or use and occupancy of the property located at: 70-72 Bunker Hill St (Dorchester)

I further agree to comply with the Boston Fair Employment and Housing Plan as applicable and to carry out an Affirmative Marketing Plan as approved by the Authority if determined applicable. Such a Plan would incorporate a description of outreach efforts to potential applicants using media and various community resources well in advance of sales or rent-up. I also agree to develop and carry out occupant selection policies and procedures to be incorporated in the Affirmative Marketing Plan in accordance with the Fair Housing Plan and any additional Authority requirements to be made available prior to Final Designation.

June 11, 1993
Date

David W. Jackson
Developer/Architect

PART I

HUB-66
(90)REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: STEPHEN M. CHAISSON
 b. Address and ZIP Code of Redeveloper: 44A PLEASANT ST, CHARLESTOWN, MA
02129
 c. IRS Number of Redeveloper: 020-46-5381

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with res the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
 (Name of Local Public Agency)

is CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55
 (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
 is described as follows²

A parcel of land of approximately 5970 square feet, located at 20 to 26 Bunker Hill street in Charlestown. The parcel is bordered by Ferrin Street to the West, Lowney Way to the South, Bunker Hill Street to the East and the Kent school to the North.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the indicated below and is organized or operating under the laws of _____

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organ

NONE

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth follows

NONE

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock!
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NONE

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST



6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5 who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

NONE

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

NONE

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section of the Securities Exchange Act of 1934, so state under this Item 1. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 143,653.00
- b. Cost per dwelling unit of any residential redevelopment. \$ 71,826.50
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
ONE SIDE OF A 26'X52' DUPLEX; CONSISTING OF THREE BEDROOMS, ONE AND ONE-HALF BATHROOMS, KITCHEN, DINING AND LIVING ROOMS, AND A 26'X26' FULL BASEMENT		\$ 31,900.00 + 1/2 Cost of the land

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals: SALE.
GAS FIRED FHW HEATING AND HOT POTABLE WATER SUPPLY PER UNIT - BOSTON GAS
200 AMP, 220/110 V A.C. ELECTRICAL SUPPLY PER UNIT - BOSTON EDISON
STANDARD WATER AND SEWER HOOK-UPS - BOSTON WATER AND SEWER COMMISSION
DRIVEWAY TO ACCOMMODATE 2 VEHICLES PER UNIT
- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: NONE

CERTIFICATION

I (We), Stephen M. Chaisson

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: Jun 30, 1989

Dated: _____

Stephen M. Chaisson
Signature

Signature

Redeveloper
Title

Title

44A Pleasant St. Charlestown 02129
Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individuals. If a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, the contents of which contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department or Agency of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: STEPHEN MICHAEL CHAISSON
- b. Address and ZIP Code of Redeveloper: 44A PLEASANT ST. CHARLESTOWN, MA
02129
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

is CHARLESTOWN URBAN RENEWAL AREA, MASS. PROJECT R-55
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS
is described as follows:

A parcel of land of approximately 5970 square feet, located at 20 to 26 Bunker Hill Street in Charlestown. The parcel is bordered by Ferrin St. to the West, Lowney way to the South, Burke Hill St. to the East and the Kent school to the North.

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firms? ☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation firm.

4. a. The financial condition of the Redeveloper, as of January 17, 1981
is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based - In lieu of a financial statement, I am attaching an updated Credit Profile and a balance sheet, per Item 14 of this section.

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

I wish to purchase the land with cash, and use it as collateral on the construction of the house. Per the disclosure statement attached with this proposal, I have listed Mr. David Whelan as having a beneficial interest in the property. With the provision that I am designated Redeveloper of Parcel R-33, Mr Whelan will cover any remaining balance required to purchase the property, and will then purchase the second half of the duplex when completed.

6. Sources and amounts of cash available to Redeveloper to meet equity requirements of the proposed and

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

BayBank Plain St Marshfield 02050

\$

NewWorld Bank Main St. Charlestown 02129

1,200.00

Boston Edison Credit Union Boston 02108

3,200.00

Com Electric Pension Fund Cambridge 02139

7,600.00

b. By loans from affiliated or associated corporations or firms:

2,800.00

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

NONE

a. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

NONE

\$

\$

7. Names and addresses of bank references:

Same as those listed in 6.a.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation, Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

NONE

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a similar capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

NONE

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stock officer, director or trustee, or partner of such a redeveloper:

NONE

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participates in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

NONE

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES

☐ NO

- c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO
COMPLETE

a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE 3/89

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land specifying particularly the qualifications of the personnel, the nature of the equipment, and the past experience of the contractor:

NONE

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated any other public official of the locality, who exercises any functions or responsibilities in the review approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We), STEPHEN MICHAEL CHAISSON

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: Jun. 30, 1989

Dated: _____

Stephen M. Chaison
Signature

Signature

Redeveloper
Title

Title

44 A Pleasant St Charlestown, MA 02129
Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if individual, by each individual; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certifications. Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statements or entry in a matter within the jurisdiction of any Department.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: 20-26 BUNKER HILL ST, CHARLESTOWN, MA (PARCEL R-33)
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Stephen Michael Chaisson
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

David M. Whelan 3 Forest Place Charlestown, MA 02129

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed: Stephen M. Chaisson

Date: Jan. 30, 1989

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for a project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any the principals employed by the City of Boston? If so, in what capacity? (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when and what type of property?

NO

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crime currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

30th Day of January, 1989

SIGNATURE:

Stephen M. Chaisson

ADDRESS:

44 A Pleasant St. Charlestown

CHARLESTOWN



CAMBRIDGE

SOMERVILLE

PARCEL R-33
(20-26 BUNKER HILL STREET)
(5,970 SF)